



CITY COUNCIL
ATLANTA, GEORGIA

Municipal Clerk
Atlanta, Georgia

03-0-1993

A SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-04-74
Date Filed: 6-10-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1365-1367-1373-1379-1387 Memorial Drive, S.E. and 233 Memorial Terrace, S.E.** be changed from the **R-4 (Single-Family Residential)** District, to the **RG-3-C (Residential General-Sector 3-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 177 of the 15th District, Dekalb County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

ADOPTED by the Council
APPROVED by the Mayor

July 6, 2004
July 14, 2004

Deputy Clerk



Conditions for Z-03-74

1. Site plan entitled "Walker Park Townhouses, City of Atlanta, Concept Plan" prepared by Peter Drey and Company, Architecture, Urban Design, Landscape Architecture, dated March 27, 2003, last revised February 12, 2004 and marked received by the Bureau of Planning June 10, 2004.
2. No unit shall exceed a maximum of 1850 square feet of heated floor space.
3. A sidewalk with a minimum width of 6 feet shall be constructed along Memorial Drive.

WALKER PARK TOWNHOUSES

CITY OF ATLANTA
CONCEPT PLAN

MARCH, 27 2003
REVISED 2/13/04

ZONING ANALYSIS

LOT SUMMARY
OWNER: [REDACTED]
PROJECT: [REDACTED]
PROPOSED ZONING: [REDACTED]
EXISTING ZONING: [REDACTED]

PROPOSED ZONING: [REDACTED]
EXISTING ZONING: [REDACTED]
PROPOSED ZONING: [REDACTED]
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PROPOSED ZONING: [REDACTED]
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PROPOSED ZONING: [REDACTED]
EXISTING ZONING: [REDACTED]

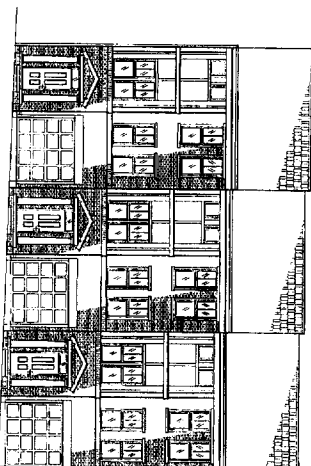
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PROPOSED ZONING: [REDACTED]
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EXISTING ZONING: [REDACTED]

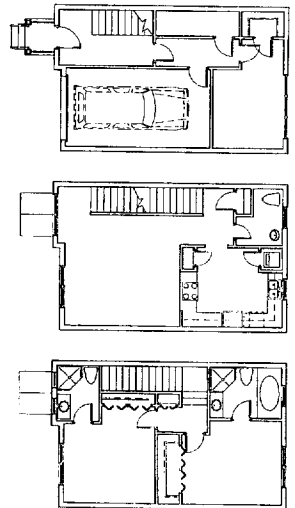
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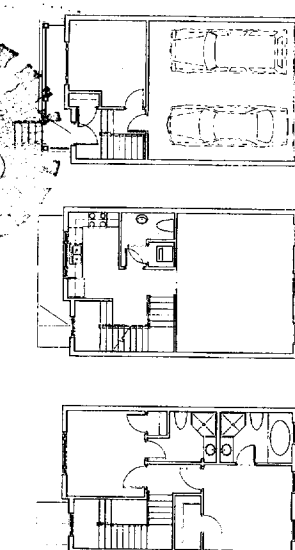
4 TWO-CAR GARAGE UNIT ELEVATIONS
S10 1/8"=1'-0"



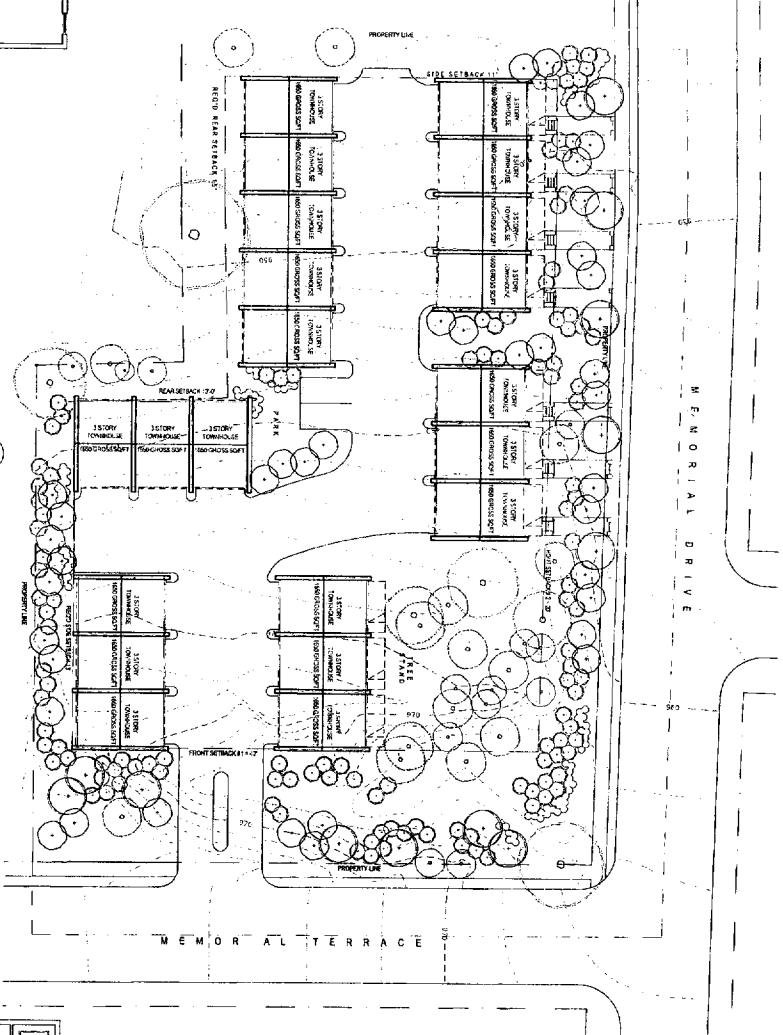
5 ONE-CAR GARAGE UNIT FLOOR PLANS
S10 1/8"=1'-0"



1 TWO-CAR GARAGE UNIT ELEVATIONS
S10 1/8"=1'-0"



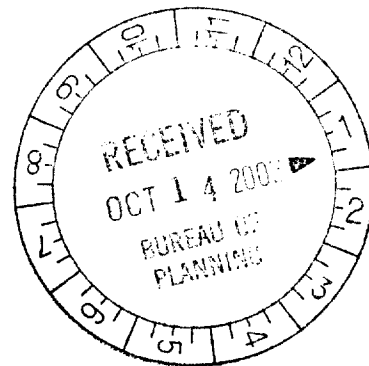
2 TWO-CAR GARAGE UNIT FLOOR PLANS
S10 1/8"=1'-0"



3 PROPOSED SITE PLAN
S10 1"=20'-0"



PREPARED FOR:
SPRINGDALE CAPITAL, LLC
Z-03-74
PREPARED BY:
PETER DREY + COMPANY
ARCHITECTURE URBAN DESIGN LANDSCAPE ARCHITECTURE



2-03-74

LEGAL DESCRIPTION
MEMORIAL DRIVE-MEMORIAL TERRACE

All that tract or parcel of land lying and being in Land Lot 177 of the 15th District of Dekalb County, Georgia, being Lots 24, 25, 26, 27, 28 and 29 of The J.R. Brown Subdivision and being more particularly described as follows:

BEGINNING at a right-of-way monument located at the intersection of the southerly right-of-way of Memorial Drive (f.k.a. Fair Street, 50 foot right-of-way) and the westerly right-of-way of Memorial Terrace (f.k.a. Whitesford Avenue, 50 foot right-of-way); thence along the westerly right-of-way of Memorial Terrace S00°12'44"E a distance of 193.40 feet to a one half inch crimp top pipe; thence leave said right-of-way N90°00'00"W a distance of 174.13 feet to a fence post; thence N01°50'08"W a distance of 51.04 feet to a one half inch rebar; thence S88°45'55"W a distance of 55.15 feet to a one inch open top pipe; thence S89°44'24"W a distance of 55.68 feet to an angle iron; thence N00°01'07"E a distance of 149.33 feet to an iron pin set on the southerly right-of-way of Memorial Drive; thence along said right-of-way N89°27'03"E a distance of 54.73 feet to a one half inch rebar; thence S88°30'14"E a distance of 231.18 feet to the aforementioned right-of-way monument and the POINT OF BEGINNING.

This tract or parcel contains 1.166 acres of land.

RCS# 5870
7/06/04
2:57 PM

Atlanta City Council

Regular Session

MULTIPLE

03-O-1993 04-O-0906 04-O-0907

ADOPT ON SUB

YEAS: 10
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 5
EXCUSED: 0
ABSENT 0

Y Smith	Y Winslow	NV Shook	Y Martin	Y Mitchell
NV Starnes	Y Archibong	Y Muller	Y Maddox	Y Norwood
Y Young	NV Fauver	Y Moore	NV Mosley	NV Willis

MULTIPLE

03-0-1993

(Do Not Write Above This Line)

AN ORDINANCE Z-03-74
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE RG-3 (RESIDENTIAL GENERAL-SECTOR 3) DISTRICT, PROPERTY LOCATED AT 1365-1367-1373-1379-1387 MEMORIAL DRIVE, S.E. AND 233 MEMORIAL TERRACE, S.E., FRONTING 193.40 FEET ON THE SOUTH SIDE OF MEMORIAL DRIVE BEGINNING AT THE SOUTHWEST CORNER OF MEMORIAL TERRACE. DEPTH: VARIES; AREA: 1.166 ACRES; LAND LOT 177, 15TH DISTRICT, DEKALB COUNTY, GEORGIA.
OWNER: SPRINGDALE CAPITAL, LLC
APPLICANT: JAMES R. BAILEY
NPU-O COUNCIL DISTRICT 5

ADOPTED BY

JUL 06 2004

COUNCIL

substitute

- ☐ CONSENT REFER
☒ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER

Date Referred 11/17/03

Referred To: ZRB & Zoning

First Reading

Committee

Date

Chair

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

First Reading

Committee

Date

Chair

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

COUNCIL ACTION

☒ 2nd ☐ 1st & 2nd ☐ 3rd

Readings

☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFIED

6

[Signature]

JUL 06 2004

[Signature]
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

[Signature]

MAYOR